



Cave Springs Planning Commission
134 N Main Street P.O Box 5 Cave Springs, Arkansas 72718
(479)248-1040 x 2

Agenda

Cave Springs Planning Commission and Board of Zoning Adjustments, and Public Hearings

April 5th, 2021 at 6:30 p.m.

Virtual Meeting

(limited accommodations are available for in-person participation)

Planning Commission Meeting Business and Public Hearings

1. Call Meeting to Order
2. Pledge
3. Roll Call
4. Approval of Meeting Agenda
5. Approval of March 1st Planning Commission Minutes
6. Rezoning:
 - a. **A Public Hearing: Rezoning Request for a +/- 0.96 acre property to be rezoned from R-2 to R-4.**
The applicant for this request is Mr. Daniel Lazenby (surveyor / engineer). The site is located at the northwest corner of E. Johnson Ave. and 3rd Street, approx. 1/4 mi. east of the N. Main St. / Hwy. 112. intersection. The property consists of Benton County Parcel 05-10479-000.
 - b. **Rezoning Request for a +/- 0.96 acre property to be rezoned from R-2 to R-4.**
The applicant for this request is Mr. Daniel Lazenby (surveyor / engineer). The site is located at the northwest corner of E. Johnson Ave. and 3rd Street, approx. 1/4 mi. east of the N. Main St. / Hwy. 112. intersection. The property consists of Benton County Parcel 05-10479-000.
7. Tract Split:
 - a. **A Tract Split request to divide a +/- 0.96 acre property into four proposed (4) tracts @ +/- 0.24 acres each.**
The applicant for this request is Mr. Daniel Lazenby (surveyor / engineer). The site is located at the northwest corner of E. Johnson Ave. and 3rd Street, approx. 1/4 mi. east of the N. Main St. / Hwy. 112. intersection.
8. Site Plan:
 - a. **Pavecon office / maintenance building, two commercial buildings, and related improvements.**
720 South Main St. (located along the east side of S. Main St. / Hwy. 112., approx. 1/2 mi. south of the E. Lowell Ave. / Hwy. 264 intersection. The property includes Parcel ID(s) - 05-10204-000, 05-10204-003, 05-10204-004, and 05-10204-005, totaling approximately 27.57 +/- acres.
9. Conditional Use Permit:
 - a. **CUP Request to allow a +/- 1-acre property to be used for a micro-brewery and tap room.** (Staff recommends this item be tabled until May 3, 2021, to allow the applicant to submit additional/updated information.)
The applicant for this request is Pinkie Up, LLC. The property is located at 269 and 365 Lowell Ave., consisting of Benton County Parcels 05-10443-000 and 05-10446-000. The property is located on the southwest side of the intersection at Lowell Ave. (Hwy. 264) and 3rd Street.
10. Other Business
11. Adjourn

Board of Zoning Adjustments Meeting

1. Call to Order
2. Roll Call
3. Approval of Minutes
4. Other Business
5. Adjourn



Cave Springs Planning Commission and Board of Zoning Adjustments, and Public Hearings Meeting April 5th, 2021, 6:30 p.m. Virtual Meeting Participation Opportunities

Due to measures taken to protect the health, safety, and welfare of citizens of Cave Springs, City Staff, and City Commission Members, during the COVID-19 pandemic disaster the April 5th, 2021 Planning Commission Meeting and Board of Zoning Adjustments will be primarily a virtual meeting. The public is invited and encouraged to attend and participate virtually. Limited accommodations are available for in-person participation. Please contact Mayor Noblett at (479) 248-1040 for information regarding in-person accommodation.

Zoom Meeting:

To participate *interactively* in the meeting, you may participate in the meeting via Zoom:

- **By PC, Mac, iOS (iPhone), or Android:**

Join Zoom Meeting:

https://us02web.zoom.us/webinar/register/WN_BkBpps51Te6rr2HLE-NK-Q

or

<https://zoom.us/join> (then enter the meeting ID number below)

Meeting ID: 856 9023 1483

The link above requires you to “register” to participate in the meeting. This consists of signing in with your name, address, etc., as you would at a public meeting. Registering to attend the meeting does not require you to create a zoom account to participate.

Please register prior to the meeting if possible.

Please use your full name (first and last names) as screen name.



- **Join by phone only:**

(312) 626-6799

When prompted for Meeting ID: **856 9023 1483#**

If you do not have a Participant Number: press #

- **To comment:**

Use “Raise hand” function when comment for an item is requested

For phone, raise hand to be recognized with *9

Phone numbers used to dial in to meeting will be masked for privacy

All participants will be muted automatically when joining the meeting

Facebook Live Stream:

If you wish to watch Online *without* interactively participating, you can stream the meeting online via Facebook Live from our Facebook page:

- **By PC, Mac, iOS (iPhone), or Android:**

Log onto the City’s Facebook page: <https://www.facebook.com/Cavespringshumanresources/>

NEW TO ZOOM?

Watch tutorial videos at: <https://support.zoom.us/hc/en-us>